



# Authority Monitoring Report 2023-2025

## Contents

1. Executive Summary.....	3
2. Introduction .....	5
A) Duty to Cooperate .....	6
B) Emerging Local Plan .....	6
3. Delivering a Quality Planning Service .....	7
4. Thematic Monitoring: Performance and Trends.....	9
Economic Prosperity.....	9
Housing Delivery .....	16
Renewable Energy and Sport & Leisure Facilities .....	26
5. Conclusion and Future Priorities .....	30
6. Appendices .....	33

## 1. Executive Summary

- 1.1. This Authority Monitoring Report (AMR) assesses the performance of planning policies within Newcastle-under-Lyme borough for the monitoring period of 1st April 2023 to 31st March 2025. The AMR provides an overview of development trends across the Borough and evaluates the effectiveness of the current Development Plan in achieving its strategic objectives. **Key findings for this period include:**
- 1.2. **Housing Delivery Exceeded Targets, Although Affordable Housing Delivery Remains Volatile:** A total of 827 dwellings were completed over the two-year period (target: 450). The rolling total against the original Core Strategy target (5,700 dwellings over 2006-2026) now stands at 5,873, exceeding the policy target by 173 dwellings with one year remaining in the plan period. However, affordable housing delivery demonstrates significant volatility, reflecting project-specific phasing of scheme completions rather than policy weakness. No qualifying schemes reached completion in 2023-24, despite 255 affordable units being 'under construction' in the pipeline; completions resumed in 2024-25 when 17 units were delivered (5.92% of that year's completions) from schemes where affordable housing had been successfully negotiated and secured. Forward commitments of 405 affordable units remain in the pipeline and will materially influence future delivery performance. The increasing proportion of brownfield development (from 55.92% in 2023-24 to 62.93% in 2024-25) confirms sustained alignment with sustainable development principles.
- 1.3. **Employment Land Delivery Continues to Present a Significant Challenge:** A net total of 5.35 hectares of employment land was delivered over the monitoring period, equivalent to 2.67 hectares per annum - representing 47.67% of the annual policy target of 5.6 hectares. More concerning is the marked inter-year decline: 2023-24 delivered 4.87 Ha (87% of target), while 2024-25 reduced to 0.49 Ha (9% of target), representing an 80% year-on-year drop. Analysis shows that industrial B2 uses remain the most consistently performing sector (2.31 Ha total across two years), while office diversification has reduced significantly (net loss of 0.15 Ha in 2024-25 and zero delivery for research/development uses). This reflects broader national trends in office space demand post-COVID pandemic and demonstrates the limitations of the outdated 2009 policy framework in addressing current market realities. If 2024-25 delivery rates were to continue, the Borough would face a cumulative shortfall of approximately 43.87 Ha against the remaining policy requirement by 2026.
- 1.4. **Renewable Energy Delivery at Domestic Scale Only:** Only three minor solar schemes have been approved during the monitoring period, with no large-scale renewable projects proceeding. This raises question marks about the policy basis necessary to deliver the scale of renewable energy investment required to meet climate change objectives. The 2009 Core Strategy's policy framework has proven insufficient to drive delivery in this area.
- 1.5. **The Overall Pattern: Policy v Delivery:** The Council's planning policies remain effective having regard to brownfield-first principles and site allocation delivery where market conditions support them, but updated policy frameworks are necessary and essential to address employment diversification challenges and accelerate renewable energy investment. The emerging Local Plan (currently under examination) provides the opportunity to address these identified gaps.

Table 1.1: Explanation of comparison symbols

Symbol	Meaning
▲	Improvement from previous year
▼	Decline from previous year
◀▶	Stable

Table 1.2: Summary of monitoring indicators

Indicator	01/04/2023-31/03/2024	01/04/2024-31/03/2025	
Gross Housing Completions	348	479	▲
Net Housing Completions	329	456	▲
Affordable Housing Completions	0	17	▲
% Affordable Homes Delivered	0	5.92%	▲
% Homes Delivered on Brownfield Land	55.92%	62.93%	▲
% Affordable Homes Delivered on Brownfield Land	0	0	◀▶
Net Hectares of Employment Land Delivered	4.869426	0.4882	▼
% Major Applications Determined in Time	95.5%	100%	▲

Table 1.3 Summary of S106 Invoices

	Invoices Raised (£)
2023/24	1,281,475.77
2024/25	1,679,161.80

- 1.6. **Note:** The figures in Table 1.3 reflect invoices raised during the monitoring period and do not necessarily indicate payment received. Full and comprehensive details on all developer contributions, including monies secured, received, and spent, are published separately in the Council's Annual Infrastructure Funding Statement (IFS), available on the Council's website. Reference should also be given to Staffordshire County Council's Infrastructure Funding Statement (IFS).

## 2. Introduction

- 2.1. Every Local Planning Authority is required by law to produce an Authority Monitoring Report (AMR). This report is prepared in accordance with Regulation 34 of The Town and Country Planning (Local Planning) (England) Regulations 2012 and Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended).
- 2.2. Monitoring is an integral part of the 'plan, monitor, and manage' cycle. It aims to determine whether the Council's planning policies are working as intended and provides a vital evidence base to inform future policy development.
- 2.3. This report covers the period of 1st April 2023 to 31st March 2025, during which the development plan comprised the following:
- Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (adopted 2009),
  - The 'saved' policies from the Newcastle-under-Lyme Local Plan (adopted 2003) and
  - The Neighbourhood Development Plans below.
    - I. Betley, Balterley and Wrinehill Neighbourhood Plan
    - II. Chapel and Hill Chorlton, Maer and Aston and Whitmore Neighbourhood Plan
    - III. Loggerheads Neighbourhood Plan
    - IV. Madeley Neighbourhood Plan
- 2.4. In addition, a number of other Neighbourhood Plans were under preparation, these are detailed below in Table 2.1:

*Table 2.1: NDP Progress (2025)*

NDP	Neighbourhood Area designation date	Drafting the plan
Audley	21/12/2021	Reached Examination (Regulation 17 stage) <sup>1</sup>
Keele	03/10/2016	current
Kidsgrove	30/09/2019	current
Silverdale	25/05/2022	current
Bradwell, May Bank, Porthill and Wolstanton	25/04/2023	current

### Monitoring Framework and Approach

- 2.5. The focus of the monitoring for this report is primarily based on assessment of the policy framework contained in the adopted Core Spatial Strategy (2009). It is acknowledged that this plan was prepared in the context of previous legislation and guidance to that which applies currently and that as a result some of its original indicators are no longer tracked nationally or are of limited relevance. A pragmatic approach has therefore been taken, focusing on the key performance indicators from the Core Spatial Strategy that remain essential for assessing delivery of its strategic aims and

---

<sup>1</sup> The Audley Rural Neighbourhood Plan was 'made' on the 01 October 2025.

objectives. This ensures robust monitoring of the adopted Development Plan whilst taking account of changes in national planning policy and data availability.

#### a) Duty to Cooperate

- 2.6. The National Planning Policy Framework (NPPF) requires local planning authorities to cooperate with each other and other prescribed bodies on strategic and cross-boundary matters. Authorities are also required to prepare and maintain Statements of Common Ground to document these strategic and cross-boundary matters and their progress.
- 2.7. As part of the emerging Local Plan (see section (b) below), Newcastle-under-Lyme Borough Council has documented ongoing meetings, discussions and agreed actions plus issues of dispute with the following neighbouring councils:
- Cheshire East Council
  - Stoke-on-Trent City Council
  - Shropshire Council
  - Stafford Council
  - Staffordshire Moorlands Council

#### b) Emerging Local Plan

- 2.8. The emerging Newcastle-under-Lyme Local Plan covers the period of 2020-2040 and sets out a long-term vision for the Borough, including strategic policies and specific site allocations. The Local Plan will be used as a guide for development, ensuring it is sustainable and meets the needs of the Borough. The emerging Local Plan was submitted to the Secretary of State for public examination on 20th December 2024. Once examined and adopted (anticipated 2026), it will replace the majority of policies currently forming the statutory Development Plan, with the exception of Neighbourhood Plans.

### 3. Delivering a Quality Planning Service

- 3.1. The Council is committed to providing an excellent and proactive planning service that helps to shape the Borough for the benefit of its residents, businesses, and visitors. The effective delivery of planning functions is central to achieving the Council's wider strategic objectives, from supporting economic growth to creating sustainable communities.
- 3.2. This section summarises the key achievements of the service during the 2023-2025 monitoring periods, covering the core functions of plan-making, development management, and enforcement. below demonstrates the service's ongoing contribution to delivering high-quality development and positive outcomes for the community.

#### Planning Policy:

- Held the emerging Local Plan Regulation 19 Consultation 12<sup>th</sup> August 2024 to 7<sup>th</sup> October 2024
- On 20<sup>th</sup> December 2024 the emerging Local Plan was submitted to the Secretary of State for public examination.

#### Planning Application processing performance:

- **Major Applications:** The Council's performance on determining major planning applications has been strong. From 2023-2024, 95.5% of applications for major developments were determined in time, improving further to 100% in 2024-2025. This creates an average of 97.75% across the two-year period, exceeding government targets of 60%.
- **Other Applications:** An average of 95.7% of planning applications for other development were determined in time between 2023-2025, exceeding government targets of 65%.
- **Application Validation:** The average time to validate planning applications was 6 working days, demonstrating efficient front-loading of the application process.

#### Section 106 Developer Contributions:

The Council continues to secure significant developer contributions to support infrastructure and community benefits. During the monitoring period, the following invoices were raised under S106 agreements:

- 2023/24: £1,281,475.77
- 2024/25: To be confirmed in the final Infrastructure Funding Statement (IFS) (2024/25). Receipts from S106 agreements in 2023/24 totalled £1,016,945.50. Complete financial data for 2024-25, including both invoices raised, and monies received, will be confirmed in the Council's Annual Infrastructure Funding Statement (IFS), published separately on the Council's website.

Full and comprehensive details on all developer contributions, including monies secured, received, and spent, are published in the Council's Annual IFS. Both Newcastle-under-Lyme Borough Council's and Staffordshire County Council's IFS documents are available to download on their respective websites.

#### Strategic Development Delivery:

The planning system has enabled delivery of significant strategic development aligned with Council priorities:

- **£11.4 Million Future High Street Fund:** Completed delivery of the new Castle Car Park in Newcastle Town Centre, opening new development opportunities for residential led schemes at Ryecroft.

- **Specialist Elderly Accommodation:** Completed development of 75 residential apartments at Orchard House, Westlands, delivering much-needed specialist accommodation for the elderly population.

Design quality and enforcement highlights:

- 1 Enforcement notice served
- 498 Enforcement cases closed

- 3.3. It is to be noted that the figures for the S106 contributions are taken from the Newcastle-under-Lyme Borough Council Infrastructure Funding Statement's which can be viewed here: [Monitoring information – Newcastle-under-Lyme Borough Council](#)
- 3.4. Staffordshire County Council also produce Infrastructure Funding Statement's which can be viewed on their website here: [Infrastructure Funding Statement - 2023-2024 - Staffordshire County Council](#)



## 4. Thematic Monitoring: Performance and Trends

### Economic Prosperity

#### Policy Framework and Strategic Context

- 4.1. The following policies and strategic aims within the Core Spatial Strategy relate to employment aspirations for the Borough:
- **Strategic Aim 5 (SA5):** *To foster and diversify the employment base of all parts of the plan area, both urban and rural, including development of new types of work and working lifestyles, and supporting the office development sector, new technologies and business capitalising on the inherent advantages of North Staffordshire.*
  - **Policy SP1.3:** *Chatterley Valley is designated as the area's Regional Investment Site and will be taken forward for delivery as a high priority.*
  - **Policy SP1.5:** *Keele University and Science Park will continue to be the focus for high value business growth in a range of knowledge-based industries.*
  - **Policy ASP4.1:** *The Town Centre's unique market town character and ambience will be enhanced through directing public investment and developer contributions towards enhancing attractiveness and viability.*
  - **SA5 -** *To foster and diversify the employment base of all parts of the plan area, both urban and rural, including development of new types of work and working lifestyles, and supporting the office development sector, new technologies and business capitalising on the inherent advantages of North Staffordshire*
  - **SP1.3 -** *Chatterley Valley is designated as the area's Regional Investment Site and will be taken forward for delivery by Advantage West Midlands as a high priority.*
  - **SP1.5 -** *Keele University and Science Park will continue to be the focus for high value business growth in a range of knowledge-based industries.*
  - **Policy ASP5.3:** *A minimum of 104 hectares of employment land will be brought forward over the plan period.*

#### Employment Land Delivery Data

- 4.2. **Monitoring Approach:** The Core Spatial Strategy establishes a target of 5.6 hectares of employment land completion per annum. Whilst this target was originally linked to the now-withdrawn Regional Spatial Strategy for the West Midlands, it continues to serve as a useful indicator for assessing policy effectiveness.

- 4.3. **Employment Use Classes:**
- **B2:** Use for carrying on of an industrial process.
  - **B8:** Use for storage or as a distribution centre.
  - **E(g)(i):** Office for operational or administrative functions.
  - **E(g)(ii):** Research and development of products or processes.
  - **E(g)(iii):** Industrial process suitable for residential areas without detriment to amenity.

Table 4.1: Employment Land Delivery 2023-2024

2023-2024 (M <sup>2</sup> )	B2	B8	Eg(i)	Eg(ii)	Eg(iii)	Combined
Commitments	374389	82586	12498	12904	18854	501231
Completions	17950	9908	556	9941	10340	48694

2023-2024 (Ha)	B2	B8	Eg(i)	Eg(ii)	Eg(iii)	Combined
Commitments	37.44	8.26	1.25	1.29	1.89	50.13
Completions	1.79	0.99	0.06	0.99	1.03	4.87

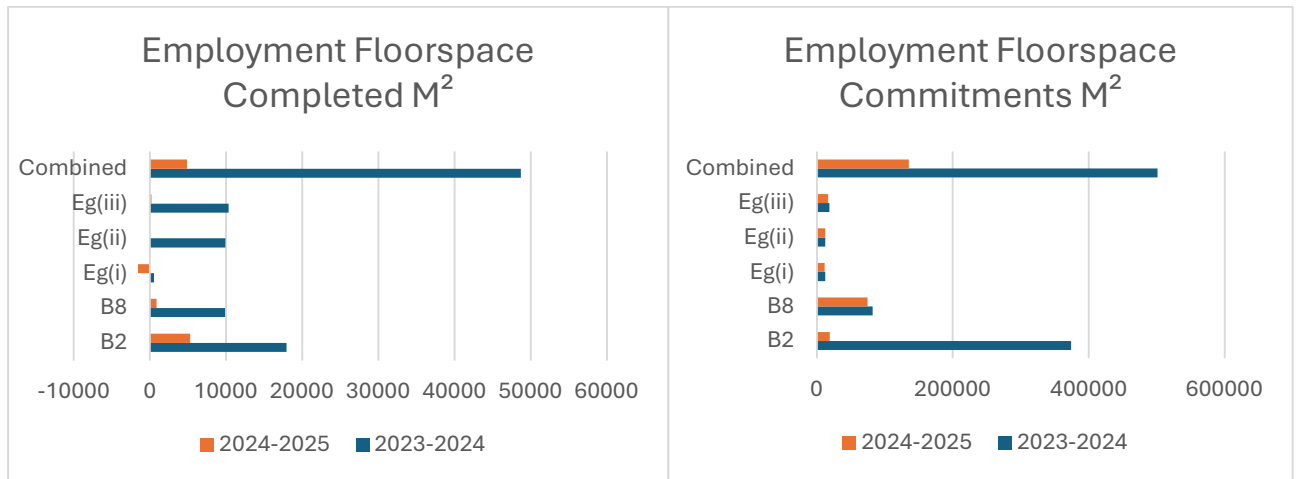
Table 4.2: Employment Land Delivery 2024-2025

2024-2025 (M <sup>2</sup> )	B2	B8	Eg(i)	Eg(ii)	Eg(iii)	Combined
Commitments	19304	74901	11835	12774	16791	135605
Completions	5296	908	-1530	0	208	4882
2024-2025 (Ha)	B2	B8	Eg(i)	Eg(ii)	Eg(iii)	Combined
Commitments	1.93	7.49	1.18	1.28	1.68	13.56
Completions	0.53	0.09	-0.15	0	0.02	0.49

### Employment Land Delivery Analysis

- 4.4. Tables 4.1 and 4.2 show that during the 2023-2025 monitoring period, a net total of 5.35 hectares of employment land was completed, equivalent to an average of 2.67 hectares per annum. This represents underperformance against the Core Strategy target of 5.6 hectares per annum set out in Policy ASP5.3, representing delivery at only 47.67% of the annual target rate.
- 4.5. The year-on-year pattern is notable. In 2023-24, the Council delivered 4.87 Ha, achieving 87% of the annual target. In 2024-25, however, completions reduced to 0.49 Ha, representing just 9% of the target, an 80% inter-year decline. This sharp contraction requires careful monitoring. Depending on whether this represents one-year project phasing or an emerging market trend, the implications are significantly different. If the 0.49 Ha delivery rate of 2024-25 were to continue through the final year of the plan period (2025-26), the cumulative shortfall against the remaining policy requirement would reach approximately 43.87 hectares, making achievement of the original 104 Ha target extremely unlikely.
- 4.6. In the previous monitoring report covering the period 2021-2023, a total of 1.77 hectares of gross employment land was delivered. Combined with the 5.35 Ha from 2023-2025, the cumulative position since 2011 totals 46.54 hectares delivered. From the original 104 Ha Core Strategy target there is now a remaining requirement of 46.54 hectares to be completed by the end of the plan period (2026).
- 4.7. Figure 1 below shows the breakdown of employment development by use-class across both completions and commitments, illustrating the dramatic inter-year decline in employment floorspace completion and the sectoral concentration on B2 industrial uses.

Figure 1: Employment Floorspace 2023-2025



### Sectoral Performance and Market Trends

- 4.8. Analysis of Tables 4.1 and 4.2 reveals sectoral patterns that demonstrate important market changes in the Borough:
- 4.9. **Industrial B2 Uses:** B2 industrial uses delivered positive completions in both monitoring years: 1.79 Ha in 2023-24 and 0.53 Ha in 2024-25, totalling 2.31 Ha across the two-year period. This represents the only consistently performing use class and demonstrates sustained market activity in this form of industrial development. This performance aligns with strategic policy objectives and reflects regional accessibility benefits and logistics-related demand.
- 4.10. **Logistics B8 Uses:** B8 storage and distribution performed strongly in 2023-24 (0.99 Ha) but declined in 2024-25 (0.09 Ha), representing a 92% decline year-on-year. This will require intervention, and the emerging Local Plan seeks to allocate a strategic site, AB2 (Land at Junction 16) to provide suitable accommodation for B2/B8 uses.
- 4.11. **Office-Based Uses:** The E(g) categories (office, research, and development) represent a potential policy underperformance. E(g)(i) (administrative offices) delivered positive completion in 2023-24 (0.06 Ha) but swung to a net loss of 0.15 Ha in 2024-25, highlighting a trend of conversions from office to alternative uses. E(g)(ii) (research and development) delivered no completions in either year despite being a priority focus for Keele University and the associated Science Park. E(g)(iii) (light industrial suitable for residential areas) delivered only minor contributions (1.03 Ha in 2023-24, 0.02 Ha in 2024-25). The emerging Local Plan seeks to allocate a strategic site, KL15 at Keele University to support future growth at the University.
- 4.12. This sectoral pattern directly links to Strategic Aim SA5, which explicitly seeks to "foster and diversify the employment base" through office development, new technologies, and knowledge-based businesses. The data demonstrates that the Council's employment policies have successfully created conditions for appropriate market activity in industrial sectors, but diversification into office and research-based employment - explicitly referenced in SA5 - has not been realised at policy-anticipated scale.

### Employment Labour Market Data

- 4.13. Table 4.3 presents independent data on employment and workforce participation in Newcastle-under-Lyme borough from the Office for National Statistics:

Table 4.3: Number and percentage of people in employment in Newcastle-under-Lyme

Months	Number	Percentage (%)
Apr 2023-Mar 2024	78,900	97.1
Jul 2023-Jun 2024	78,000	94.7
Oct 2023- Sep 2024	68,200	80.1
Jan 2024- Dec 2024	63,300	75
Apr 2024- Mar 2025	61,500	72.2

- 4.14. This data reflects a decline in headline employment and labour force participation across the monitoring period, with the most recent quarterly results (Apr 2024-Mar 2025) identifying 61,500 in employment (72.2% of resident population). This represents a decline of 17,400 employed residents (22% contraction) over the space of two years (Apr 2023-Mar 2025), and a 24.9 percentage point decline in employment participation rate (from 97.1% to 72.2%) across the same period.
- 4.15. This deterioration in the labour market suggests underlying economic headwinds in the local labour market, which may partially explain the decline in employment land completion in 2024-25. If local employment is contracting at this scale, reduced business space demand and lower commercial viability for new employment schemes become entirely rational market responses. The timing correlation between labour market decline (accelerating from Q4 2023 onwards) and a reduction in employment land completions (Q4 2024-25) suggests potential linkages.

#### **Housing and Economic Needs Assessment Evidence**

- 4.16. The emerging Local Plan's evidence base has updated employment land requirements through the Housing and Economic Needs Assessment (HENA) 2024. The revised requirement now confirms a minimum of 63 hectares over the plan period 2020–2040 (compared to the original 104 Ha for 2006–2026). This updated target reflects current market conditions and economic forecasting, representing an update to the 2009 policy target. The assessment identifies that current existing employment land supply is 48.9 Ha, with Experian forecasting job creation of 235 jobs per annum in the borough.
- 4.17. Figure 2 below presents the current position on employment land supply as of March 2023 (from the 2024 HENA update). The 48.9-hectare supply comprises Local Plan allocations (45.8 Ha), vacant land within existing sites (2.9 Ha), and extant planning permissions (0.3 Ha). This supply position will need to be carefully managed to meet the revised targets established in the emerging Local Plan, particularly given the evident labour market volatility and reduced demand for office-based uses.

*Figure 2: Existing supply of employment land (March 2023, from the Housing and Economic Needs Assessment update (2024))*

**Table 6.8: Existing supply of employment land (March 2023)**

	Land, net (ha)
Local Plan allocations	45.8
Vacant land within existing employment sites	2.9
Sites with extant planning permission for B-class employment development	0.3
<b>Total</b>	<b>48.9</b>

*Source: Newcastle-under-Lyme Borough Council; Aspinall Verdi analysis*

- 4.18. The revised requirement of 63 hectares between 2020-2040 implies a requirement of approximately 3.15 hectares per annum. Against this revised benchmark, current delivery of 2.67 hectares per annum (2023-2025 average) represents an 84.8% compliance rate with the new target, demonstrating that whilst the Council is approaching the revised requirement, sustained performance at current rates would slightly undershoot the full 20-year target by approximately 9.6 hectares by 2040.

#### **Root Causes of Employment Underperformance**

- 4.19. The underperformance against the 5.6 Ha per annum target is not directly attributable to policy weakness or lack of planning permissions. Rather, it reflects:
- **Structural Economic Changes:** Notably a discernible move away from office development, driven by post-pandemic flexible working patterns and reduced occupancy assumptions from commercial real estate investors.
  - **Post-Pandemic Business Space Adjustment:** Companies operating within smaller footprints, with remote and hybrid working reducing space requirements.
  - **Local Labour Market Contraction:** A 22% contraction in local employment (from 78,900 to 61,500) between 2023 and 2025 directly reducing demand drivers for new employment space. Businesses expanding locally becoming less likely when the resident labour force is simultaneously contracting.
  - **Legacy Industrial Decline:** The long-term decline of North Staffordshire's industrial base limiting market demand for new industrial floorspace.
  - **Viability Challenges:** Some allocated sites facing viability constraints in a lower-demand environment, requiring gap funding or alternative delivery mechanisms.
  - **Extended Construction Timescales:** Long periods between planning permission and implementation on larger schemes creating inter-year volatility in completion data
- 4.20. Crucially, the 2009 Core Strategy was based on regional assumptions now substantially outdated. Its emphasis on office-led regeneration (particularly in Newcastle Town Centre) and diversification into high-value office sectors reflected aspirations appropriate to 2009, but these have not come to fruition given the structural economic shifts of the past decade, shifts that have accelerated in the 2023-2025 period as evidenced by the labour market deterioration.

## Brownfield-First Achievement

- 4.21. The Council's implementation of the brownfield-first principle, established in Policy SP1, represents a clear policy success. Key metrics demonstrate a consistent commitment to sustainable development:

*Table 4.4: Proportion of completed employment applications on brownfield land*

Proportion of completed applications on brownfield land	
2023-2024	77.7%
2024-2025	80.4%

*Table 4.5: Proportion of all approved employment applications on brownfield land*

Proportion of all approved applications on brownfield land	
2023-2024	95%
2024-2025	84.7%

- 4.22. Tables 4.4 and 4.5 demonstrate sustained implementation of the brownfield-first principle across both approved and completed employment development. The data reveals two important patterns:
- 4.23. **Completions remain strong on brownfield land:** 77.7% of completed employment applications in 2023-24 and 80.4% in 2024-25 were on previously developed land. This demonstrates that when employment schemes reach completion, the vast majority are delivering on sustainable development objectives. The slight improvement from 77.7% to 80.4% suggests that brownfield schemes are progressing through to completion at higher rates than greenfield permissions, validating the effectiveness of prioritising brownfield delivery.
- 4.24. **Approved applications show slight decline:** The proportion of all approved applications on brownfield land declined from 95% in 2023-24 to 84.7% in 2024-25. This 10.3 percentage point decline is notable but reflects an emerging constraint: the pool of available brownfield employment sites is becoming exhausted. The Council continues to prioritise brownfield sites through policy and development management, but increasingly limited availability means some permissions now necessarily being granted on greenfield land where justified.
- 4.25. **Overall Assessment:** This consistent performance across two years, maintaining between 77% and 95% across different metrics, demonstrates sustained implementation of sustainable development principles and urban regeneration over the monitoring period. The brownfield-first principle has proven highly effective and represents a genuine, long-term policy achievement.

## Conclusions: Economic Prosperity

- 4.26. **Clear Achievement:** Tables 4.4 and 4.5 demonstrate that the implementation of the brownfield-first principle established in Policy SP1 has been highly successful. Over the two-year period, 77.7% to 95% of determined employment applications were located on previously developed land. This consistent performance demonstrates sustained commitment to sustainable development principles and urban regeneration and reflects a genuine policy success maintained over 13 years of monitoring.

- 4.27. **Significant Challenge - Volume:** Completion of 5.35 Ha of employment land over two years represents delivery at only 47.67% of the policy target of 5.6 Ha/annum, with a concerning 80% decline from 2023-24 to 2024-25. If this 2024-25 rate continues, the remaining requirement of 57.46 Ha will not be met by 2026.
- 4.28. **Significant Challenge - Diversification:** Analysis reveals that market preference has concentrated entirely on industrial B2 uses (2.31 Ha across two years), whilst office diversification, explicitly referenced in Strategic Aim SA5, has reduced. Office-based uses (E(g)) have delivered a net loss of 0.15 Ha in 2024-25 and zero delivery for research/development in both years. This reflects national structural shifts in office space demand, driven by post-pandemic flexible working and reduced occupancy assumptions.
- 4.29. **Root Causes Are Structural, Not Policy-Weak:** The underperformance is not driven by policy weakness or lack of planning permissions. Rather, it reflects structural economic changes (away from office), post-pandemic business space adjustments, labour market contraction, legacy industrial decline, viability challenges on some allocated sites, and extended construction timescales. These factors lie outside the Council's direct control as local planning authority but can be partially mitigated through flexible, market-responsive policy. The labour market evidence demonstrates that local economic conditions have deteriorated significantly during the monitoring period, placing employment land policy in a challenging context.
- 4.30. **The Emerging Local Plan:** These findings provide important evidence for the emerging Local Plan policy framework. Whilst the 2009 Core Strategy's brownfield-first emphasis has proven highly effective, its specific output targets for employment land and its office development aspirations are no longer appropriate to current market conditions.
- 4.31. The emerging Local Plan (2020-2040), currently under examination, has been informed by updated Housing and Economic Needs Assessment (HENA) evidence (2024). This evidence base confirms an employment land requirement of 63 hectares over the 2020-2040 plan period, compared to the original 104 Ha target for 2006-2026. The HENA assessment reflects current market conditions, labour market trends, and economic forecasting (including Experian's projection of 235 jobs per annum in Newcastle-under-Lyme). Strategic employment sites at Junction 16 and at Keele University have been proposed, through allocations in the Local Plan to support office and logistics uses across the Borough.
- 4.32. The emerging local plan contains revised employment policies (specifically Policy EMP1: Employment and Policy EMP2: Existing Employment Sites) which are designed to support sustainable economic growth whilst providing greater flexibility than the 2009 framework. These policies reflect the recognition that:
- Employment land delivery must align with demonstrated market demand and viability realities.
  - Use class distribution has shifted from office-led aspirations to industrial and logistics activity.
  - Quality and deliverability of employment provision should be prioritised alongside quantitative targets.
  - Brownfield-first principles should be maintained as a cornerstone of sustainable development.
- 4.33. The revised HENA evidence base and new employment policies thus respond directly to the underperformance identified in this monitoring period, providing a more realistic and market-responsive framework for employment land delivery across the 2020-2040 planning period.

## **Recommendations: Economic Prosperity**



- 4.34. The Council's emerging Local Plan employment policies should maintain the highly effective brownfield-first principle that has delivered sustained policy success over 13 years, with 77-95% of employment applications determined on previously developed land across the monitoring period. However, the revised policy framework and viability-responsive mechanisms in the emerging plan are essential to provide a deliverable approach aligned with demonstrated market conditions and labour market evidence.
- 4.35. Post-adoption monitoring of the emerging Local Plan's employment policies should include specific tracking of the 2024-25 delivery anomaly (0.49 Ha representing a 80% year-on-year decline) to establish whether this represents one-year project phasing or an emerging market trend.
- 4.36. The labour market data presented in this monitoring period is particularly concerning and merits investigation. The 22% contraction in local employment (from 78,900 to 61,500) between 2023 and 2025, combined with the 24.9 percentage point decline in employment participation rate (from 97.1% to 72.2%), indicates significant underlying economic headwinds affecting the Borough's labour market. Understanding the sectoral drivers of this decline, whether concentrated industries, or distributed broadly, will be essential to inform economic development strategy. Given labour market data showing declining employment and workforce participation, continued partnership working with business support agencies, and other key local stakeholders will be essential to support demand-side economic development alongside supply-side planning policy.
- 4.37. The Council should also prioritise establishing baseline data on employment land viability to better understand which allocated sites are facing constraints to delivery. This evidence will strengthen future rounds of monitoring and inform proactive development management where viability challenges can be addressed through alternative delivery mechanisms or gap funding.

## Housing Delivery

### Policy Framework and Strategic Context

- 4.38. The following policies and strategic aims within the Core Spatial Strategy relate to housing aspirations for the Borough:
  - **Strategic Aim 4 (SA4):** *To balance the supply and demand for quality housing; removing surplus and unfit/obsolescent accommodation; providing a better choice of homes in sustainable locations and to ensure that a sufficient number of new homes are affordable.*
  - **Strategic Aim 10 (SA10):** *To facilitate development within identified priority regeneration areas of the North Staffordshire conurbation.*
  - **Strategic Aim 11 (SA11):** *To focus development within the communities of Loggerheads, Madeley and Audley Parish to support their function as rural service centres which meet the requirements of local people.*
  - **Strategic Aim 18 (SA18):** *To promote mixed-use and residential development where it can support city, town and local centres.*
  - **Policy SP1.1:** *New housing will be primarily directed towards sites within:*
    - *the Inner Urban Core, including the City Centre*
    - *Newcastle Town Centre*
    - *Neighbourhoods within General Renewal Areas and Areas of Major Intervention and other Areas of Housing Intervention identified by RENEW North Staffordshire; and*
    - *Within the identified significant urban centres.**All as indicated on the Key Diagram and where it can demonstrably support the Housing Market Renewal Strategy. Within the Inner Urban Core particular emphasis will be given to development within Areas of Major Intervention.*



- **Policy SP1.7:** New development will be prioritised in favour of previously developed land where it can support sustainable patterns of development and provides access to services and service centres by foot, public transport and cycling.
- **Policy ASP5.1:** For the period 2006–2026, a minimum of 4,800 net additional dwellings will be provided within the urban area, of which approximately 25% will be affordable. These figures are purely indicative and will be adjusted further through subsequent Development Plan Documents. The figure for 'Newcastle Urban Central' comprises the communities within the Renew Pathfinder boundary. As such it includes development in the Town Centre, which is addressed separately in the Newcastle Town Centre Area Spatial Strategy:
  - Kidsgrove - 600
  - Newcastle Urban Central (including Silverdale, Thistleberry, Knutton, Cross Heath, Chesterton and the Town Centre) - 3,200
  - Newcastle Urban South and East (including Clayton, Westlands, Seabridge, May Bank, Wolstanton, Porthill and Bradwell) – 1,000
- **Policy ASP5.4:** Close partnership working between the Council, RENEW North Staffordshire, Staffordshire County Council, local Registered Social Landlords, and the private sector, will create an urban community that boasts a number of distinctive, attractive and vibrant residential neighbourhoods offering a greater choice of housing types, tenures and prices.
- **Policy ASP5.5:** The density of new development will balance the need to make the most efficient use of land and the need to provide a wide range of housing types, tenures, sizes and prices. In some areas it may be appropriate to plan for lower densities where there is an identified need for higher value housing.
- **Policy AS56.1:** There will be a maximum of 900 net additional dwellings of high design quality primarily located on sustainable brownfield land within the village envelopes of the key rural service centres (namely Loggerheads, Madeley and the villages of Audley Parish), to meet identified local requirements, in particular, the need for affordable housing.
- **Policy ASP6.4:** A positive approach will be taken towards development for supported and special needs housing where it supports the Housing Strategy for Newcastle Borough.
- **Policy CSP6 – Affordable Housing:** All development involving housing above specified size thresholds must make provision for an element of affordable housing to meet identified need. Specifically:
  - New residential development within the urban area, on sites or parts of sites proposed to, or capable of, accommodating 15 or more dwellings will be required to contribute towards affordable housing at a rate equivalent to a target of 25% of the total dwellings to be provided.
  - New residential development within the rural areas, on sites of 5 dwellings or more will be required to contribute towards affordable housing at a rate equivalent to a target of 25% of the total dwellings to be provided.
  - In some areas the local need for affordable housing may be for less than 25%. In this case a financial contribution to off-site affordable housing provision will be required at the equivalent rate to meet priority needs elsewhere.
  - Housing developments within the identified City Centre boundary will not be required to provide affordable housing to assist promotion of this new housing market sector and ensure increased investment in the quality of adjacent public spaces.

- *In other areas, particularly within Areas of Major Intervention, a higher level of affordable provision will be accommodated on the site if demonstrated by local needs surveys. Increased provision will be funded from a cocktail of sources including developer contributions.*
- *Within the plan area the affordable housing mix will be negotiated on a site-by-site basis to reflect the nature of development and local needs. Generally, affordable housing types will be expected to reflect that of the site as a whole.*
- *Affordable housing units should be fully integrated with the market housing, be built to the same design, quality and space standards and should not be visually distinguishable from other development on site. It should be assumed that affordable housing will be required to be provided without subsidy.*
- *Within the rural area, where published evidence of need highlights a local need not capable of being met through normal housing provision policy, sites may be released as Rural Exception Sites. If such a site cannot be accommodated within an existing village, then a site immediately adjoining the village may be deemed appropriate. The scale of development should not exceed the level of need identified. Schemes should be able to be afforded by local people identified as having housing need and will remain affordable in perpetuity.*

## Housing Completion Data

Table 4.6: Gross Housing Completions for 2023-2025

Ward	2023-2024 Completions Gross	2024-2025 Completions Gross	Total
Audley	5	11	16
Bradwell	2	41	43
Clayton	0	0	0
Crackley & Red Street	0	3	3
Cross Heath	19	20	39
Holditch & Chesterton	5	3	8
Keele	4	12	16
Kidsgrove & Ravenscliffe	10	9	19
Knutton	33	2	35
Loggerheads	61	80	141
Madeley & Betley	22	19	41
Maer & Whitmore	1	5	6
May Bank	7	7	14
Newchapel & Mow Cop	4	6	10
Silverdale	22	1	23
Talke & Butt Lane	44	20	64
Thistleberry	52	37	89
Town	45	110	155
Westbury Park & Northwood	9	10	19
Westlands	1	78	79
Wolstanton	2	5	7

- 4.39. **Overall Housing Delivery Performance:** Overall Housing Delivery Performance: During the 2023-2025 monitoring period, the Council completed 827 dwellings, substantially exceeding the rolling two-year target of 450. This represents strong housing delivery performance, maintaining momentum from the previous monitoring period (2021-2023). The cumulative position demonstrates sustained policy success over the full plan period. The original Core Strategy set a target of 5,700 dwellings over 2006-2026. By the end of the 2021-2023 monitoring period, 5,046 homes had been completed cumulatively. Adding the 827 dwellings completed during 2023-2025 gives a cumulative total of 5,873 dwellings - exceeding the original target by 173 dwellings with one year remaining in the plan period (2025-2026). This achievement is particularly significant, demonstrating sustained housing delivery across a 19-year planning cycle and confirming the effectiveness of the spatial distribution strategy in delivering development to appropriate locations across the Borough
- 4.40. **Spatial Distribution:** Housing delivery is broadly distributed across the Borough, with significant concentrations in: Loggerheads (141 units, 17% of total), Town Centre (155 units, 18.7% of total), Thistleberry (89 units, 10.8% of total), and Westlands (79 units, 9.5% of total). This spatial distribution aligns with the Core Spatial Strategy's priority locations and demonstrates sustained focus on strategic growth areas including the Inner Urban Core, Town Centre, and identified rural service centres.
- 4.41. **Brownfield-First Implementation:** The Council continues to maintain strong brownfield-first implementation. In 2023-24, 55.92% of housing completions (184 units from 329 net) were on brownfield land. This improved to 62.93% in 2024-25 (287 units from 456 net), demonstrating increasing uptake of brownfield redevelopment and stronger alignment with sustainable development principles. The improvement from 55.92% to 62.93% is particularly noteworthy and suggests that the Council's brownfield prioritisation strategy is becoming increasingly embedded in development patterns.

### Affordable Housing Delivery

- 4.42. Policy CSP6 establishes a target of 25% affordable housing provision on qualifying developments. Against this benchmark, the 2023-2025 monitoring period reveals a markedly uneven performance pattern that requires careful interpretation:
- 4.43. **2023-24 Performance:** Zero affordable homes were delivered from 329 total net completions (0%). This represents significant underperformance against the 25% policy target. However, investigation into the development pipeline reveals this does not reflect policy failure. Rather, it reflects project-specific completion phasing: affordable units from major committed schemes remained "under construction" during this monitoring year rather than being completed.

Table 4.7: Affordable Commitments 2023-2024

Planning ref	Ward	Total Number of Dwellings Approved	Affordable Commitments 2023-2024	Type of Affordable	Brownfield	Greenfield	Site status
22/00668/FUL 17/01033/FU	Crackley & Red Street	30	7	Affordable Rent	Brownfield		Under Construction

L 20/00932/FU L							
17/00281/FU L	Cross Heath	276	Off Site Contribution	Off Site Contributi on	Brownfield		Under Constr uction
21/00655/FU L	Holditch & Chesterton	330	83	Social Rented Housing & Shared Ownership		Greenfield	Not Started
22/01018/FU L 20/00463/FU L	Holditch & Chesterton	67	16	Affordable Rent		Greenfield	Under Constr uction
22/00094/FU L	Keele	97	6	Social Rented Housing & Shared Ownership		Mixed	Under Constr uction
21/00536/FU L 15/00015/OU T 20/00201/RE M	Loggerhead s	128	32	Social Rented Housing & Shared Ownership		Mixed	Under Constr uction
17/00067/DE EM4 21/00365/RE M	Loggerhead s	56	14	Social Rented Housing & Shared Ownership		Mixed	Under Constr uction
20/00159/FU L 16/00866/DE EM4 20/00158/RE M	Loggerhead s	44	11	Social Rented Housing & Shared Ownership		Greenfield	Under Constr uction
19/00036/FU L	Madeley & Betley	32	8	Social Rented Housing & Shared Ownership		Greenfield	Under Constr uction
21/01041/OU T / 24/00313/RE M	Maer & Whitmore	200	50	Social Rented Housing & Shared Ownership		Mixed	Not Started
20/00501/FU L	Talke & Butt Lane	66	9	Social Rented Housing & Shared Ownership	Brownfield		Under Constr uction
22/00959/FU L	Town	22	6	Social Rented	Brownfield		Not Started

20/00336/FU L 14/00477/FU L				Housing & Shared Ownership			
19/00515/OU T 23/00659/RE M	Westlands	53	13	Social Rented Housing & Shared Ownership	Brownfield		Under Constr uction
Totals			255		35	220	

Table 4.8 Affordable Commitments 2024-2025

Planning ref	Ward	Total Number of Dwellings Approved	Affordable Commitmen ts 2024- 2025	Type of Affordable	Brownfield	Greenfield	Site status
21/00470/RE M 17/00515/DE EM4	Bradwell	85	21	Social Rented Housing & Shared Ownership		Greenfield	Under Constr uction
22/00668/FU L 17/01033/FU L 20/00932/FU L	Crackley & Red Street	30	0	Affordable Rent	Brownfield		Compl eted (older monito ring period)
17/00281/FU L	Cross Heath	276	Off-Site Contribution	Off-Site Contributi on	Brownfield		Under Constr uction
20/01078/OU T	Cross Heath	100	25	Social Rented Housing & Shared Ownership		Greenfield	Not Started
21/00655/FU L	Holditch & Chesterton	330	83	Social Rented Housing & Shared Ownership		Greenfield	Not Started
22/01018/FU L 20/00463/FU L	Holditch & Chesterton	67	17	Affordable Rent		Greenfield	Under Constr uction
24/00137/FU L	Holditch & Chesterton	39	39	Affordable Rent	Brownfield		Not Started
22/00094/FU L 24/00229/FU L 18/00262/RE M	Keele	97	6	Social Rented Housing & Shared Ownership		Mixed	Under Constr uction

13/00970/OUT							
22/00344/FUL 19/00066/FUL	Knutton	3	2	Affordable Rent	Brownfield		Not Started
23/00771/FUL	Knutton	54	54	Awaiting Information	Brownfield		Not Started
17/00067/DEM4 21/00365/REM 24/00341/FUL	Loggerheads	56	14	Social Rented Housing & Shared Ownership		Mixed	Under Construction
17/01001/FUL	Loggerheads	22	6	Affordable Rent & Shared Ownership		Greenfield	Completed
20/00159/FUL 16/00866/DEM4 20/00158/REM	Loggerheads	44	11	Social Rented Housing & Shared Ownership		Greenfield	Completed
21/00536/FUL 15/00015/OUT 20/00201/REM	Loggerheads	128	32	Social Rented Housing & Shared Ownership		Mixed	Under Construction
23/00002/OUT	Loggerheads	150	42	Affordable Rent & Shared Ownership		Greenfield	Not Started
19/00036/FUL	Madeley & Betley	32	8	Social Rented Housing & Shared Ownership		Greenfield	Under Construction
21/01041/OUT / 24/00313/REM	Maer & Whitmore	200	50	Social Rented Housing & Shared Ownership		Mixed	Not Started
20/00501/FUL	Talke & Butt Lane	66	9	Social Rented Housing & Shared Ownership	Brownfield		Under Construction
22/01067/FUL	Talke & Butt Lane	55	14	Affordable Rent	Brownfield		Not Started
22/00959/FUL	Town	22	6	Social Rented	Brownfield		Not Started

20/00336/FU L 14/00477/FU L				Housing & Shared Ownership			
19/00515/OU T 23/00659/RE M	Westlands	53	13	Social Rented Housing & Shared Ownership	Brownfield		Under Constr uction
Totals			452		137	315	

- 4.44. Tables 4.7 and 4.8 demonstrate that 255 affordable units were in the committed pipeline during 2023-24 (status: "under construction"), validating that the pipeline exists and is advancing substantially, but inter-year phasing meant completions fell into the 2024-25 period.
- 4.45. **2024-25 Performance:** 17 affordable homes were delivered out of 456 total net completions (5.92%). This represents a partial improvement from 23-24 reflecting completion of units from those pipeline schemes noted above, validating that committed projects are progressing through to completion. The 5.92% delivery rate still understates the full policy position, because:
- The overall denominator (456 net completions) reflects a mix of major qualifying schemes (to which policy CSP6 applies) and small windfall development (to which policy CSP6 may not apply).
  - The affordable units completed (17 units) originated from scheme completions where CSP6 was negotiated and secured, demonstrating policy effectiveness when major schemes reach completion.

*Table 4.9 Affordable Housing Completions 2024-2025*

Planning Reference	Ward	Affordable Completions (Between 01/04/2024 - 31/03/2025)	Brownfield	Greenfield
20/00158/REM	Loggerheads	11		Greenfield
17/01001/FUL	Loggerheads	6		Greenfield

- 4.46. **Understanding the Volatility Pattern:** The swing from 0% to 5.92% is significant and reveals important insights about how the Council's affordable housing policy operates in practice:
- The Council's policy framework (CSP6) is demonstrably capable of securing substantial affordable housing provision when major schemes are involved and completed.
  - Performance is highly dependent on project phasing and the timing of larger scheme affordable housing completions, rather than reflecting weakness in policy negotiation or implementation.
  - Consistency between years cannot be guaranteed under current market conditions unless the pipeline is continuously refreshed with new major qualifying applications achieving 25% provision.

### **Forward Pipeline Position and Future Risk Management**

- 4.47. As of March 2025, 405 affordable homes remain in the committed pipeline, distributed across various sites. These can be further categorised: :

- **Under construction:** Affordable housing units approaching completion within 12-24 months.
  - **Not started:** Represents approved permissions yet to mobilise on site.
- 4.48. This 405-unit affordable housing pipeline represents approximately 15.96% of the total committed housing pipeline of 2,538 dwellings. If these units complete as planned over the remaining plan period and into the early emerging Local Plan period, the Council will demonstrate strong cumulative affordable delivery against the 25% policy target. However, pipeline exhaustion risk is real and requires proactive management. Future affordable provision depends entirely on:
- New major qualifying applications continuing to be submitted with housing components above the 15-dwelling affordable housing threshold.
  - These applications achieving 25% provision consistently through negotiation and S106 agreement.
  - The Council maintaining effective development management to ensure policy compliance.
- 4.49. **The Council's Approach to Policy Implementation:** The Council's use of Policy CSP6 negotiation and S106 legal agreements demonstrates clear policy effectiveness when tested at scale. However, maintaining this effectiveness requires:
- Proactive engagement with developers at pre-application stage to secure early commitment to policy targets.
  - Careful S106 monitoring to ensure delivery matches negotiated terms.
  - Forward pipeline management to anticipate future gaps and target development management activity accordingly.
- 4.50. Key vulnerabilities to monitor:
- If major housing applications decline (due to market downturn or allocation exhaustion), the overall pipeline will slow.
  - If new major applications are approved with reduced affordable housing (through viability appeals or policy exemptions), future delivery will decline.
  - If construction delays lengthen (beyond current phasing), inter-year volatility will continue and may obscure underlying pipeline exhaustion.

### Conclusions: Housing Delivery

- 4.51. **Clear Achievement on Volume:** The Council has demonstrated sustained housing delivery, completing 827 dwellings in the 2023-2025 period and achieving a cumulative total of 5,873 dwellings against the original Core Strategy target of 5,700 with one year remaining in the plan period. This represents successful delivery of the longstanding housing target across a 19-year planning cycle and confirms the effectiveness of the spatial distribution strategy in delivering development to appropriate locations.
- 4.52. **Clear Achievement on Sustainability:** The increasing proportion of brownfield delivery (from 55.92% in 2023-24 to 62.93% in 2024-25) demonstrates sustained commitment to sustainable development and confirms that brownfield-first principles continue to deliver tangible results, even as overall supply is refreshed with strategic greenfield allocations in identified growth areas.
- 4.53. **Challenge on Affordability: Volatility Masks Underlying Policy Effectiveness:** Affordable housing delivery has proven volatile, swinging from 0% in 2023-24 to 5.92% in 2024-25 against the 25% policy target. However, this volatility reflects not policy weakness but project-specific completion phasing and the natural cyclicity of major scheme delivery in a market-driven development environment. The Council's policy framework (CSP6) has demonstrated clear effectiveness when major schemes complete, with 405 affordable units currently in the committed pipeline representing approximately 15.96% of the forward housing pipeline. When these schemes



complete over the coming monitoring periods, the Council should demonstrate strong cumulative affordable delivery.

- 4.54. **Risk on Consistency: Pipeline Exhaustion and Future Performance:** However, this volatility pattern indicates that future performance cannot be assured without proactive management. The current 405-unit pipeline represents a one-time benefit from previously negotiated major schemes; if new qualifying applications decline or achieve reduced affordable provision, future delivery will suffer materially. The Council's ongoing approach to S106 negotiation and policy enforcement will be critical to maintaining this policy effectiveness into the 2025-26 period and beyond.
- 4.55. **Forward Outlook:** The emerging Local Plan (2020-2040) establishes a housing delivery target of 8,000 dwellings over the plan period, equivalent to 400 dwellings per annum. The Council currently has 2,538 dwellings in a committed pipeline as of March 2025, providing a robust foundation for the early years of the emerging plan period. However, this forward commitment, combined with current annual completion rates of approximately 414 per annum (2023-25), demonstrates that the Council's delivery trajectory is already aligned with or exceeding the emerging Local Plan's annual target. This positions the Council well to achieve compliance with the new plan's housing delivery requirements through the 2026-2040 period. Maintaining this delivery rate through effective development management and continued brownfield-first prioritisation will be critical to sustained performance under the new planning framework.

#### **Recommendations: Housing Delivery**

- 4.56. **Maintain Spatial Focus and Brownfield Priority:** The Council should continue to maintain spatial focus on sustainable locations (Town Centre, Inner Urban Core, identified rural service centres) to sustain high brownfield delivery rates and ensure that the spatial distribution strategy established in the Core Spatial Strategy continues to be realised. The improvement in brownfield delivery (55.92% to 62.93%) demonstrates that this commitment is embedded in development management and should be maintained.
- 4.57. **Strengthen Affordable Housing Pipeline Management:** Given the demonstrated volatility in affordable delivery driven by project phasing, the Council should use S106 legal agreements to impose clear delivery phasing and completion timescales where possible, reducing inter-year volatility in affordable completions and providing more predictable performance data. Additionally, the Council should monitor the forward pipeline of approved but not-yet-completed major schemes to project future affordable housing delivery and identify potential gaps requiring proactive development management intervention.
- 4.58. **Proactive Engagement on Policy Compliance:** To manage future pipeline exhaustion risk, the Council should pursue proactive engagement with developers at pre-application stage to secure early commitment to the 25% affordable housing policy target on all qualifying schemes. This forward-looking approach will help ensure that new major applications continue to deliver policy-compliant provision and that the Council does not experience future dips in completion performance as currently committed schemes are exhausted.
- 4.59. **Prepare for Emerging Local Plan Transition:** The Council should prepare for emerging Local Plan adoption and transition to new housing targets and monitoring framework, ensuring seamless continuation of current policy effectiveness into the 2026-2040 period. This will require establishing baseline data on future annual housing need assessment targets and establishing corresponding S106 and policy compliance targets that align with the new Local Plan delivery trajectory.

## Renewable Energy and Sport & Leisure Facilities

- 4.60. This section monitors policy performance relating to renewable energy (Strategic Aim 17 and Policy CSP3) and sport and leisure provision (part of Strategic Aim 13 and Policy CSP5) of the 2009 Core Spatial Strategy.
- 4.61. Whilst the 2009 Core Strategy and Policy CSP5 address comprehensive environmental quality, including protection and improvement of the plan area's network of canals and watercourses, green spaces and infrastructure, parks, open space, sports and leisure assets, this monitoring report captures data only on renewable energy schemes and sports and leisure facility changes. Traditional environmental quality indicators (air quality, water quality, biodiversity protection, and green infrastructure) were not captured within the Council's monitoring framework at this time. These monitoring gaps have been identified as a priority for the emerging Local Plan's monitoring framework, and the development of more robust environmental monitoring systems is recommended as part of the transition to the new planning policy period.

### Renewable Energy

- 4.62. Strategic Aim 17 seeks to promote renewable energy provision and contribute to tackling climate change. Although renewable energy relates to a distinct policy framework from the open space and sports/leisure focus (Strategic Aim 17 and Policy CSP3 rather than SA13/CSP5), it is included in this section as part of the Council's broader environmental quality monitoring.

*Table 4.10: Number and capacity of renewable energy schemes approved between 2023 and 2025.*

Year	Planning ref	Type of Renewable Energy Scheme	Ward	Total Site Area Ha	Status	Brief Description
2023	24/00370 /FUL	Solar Panels	Wolstanton	0.02	Under Construction	Extension and alteration to create NHS dental surgery at ground floor, 2 apartments on upper floors, external wall insulation and installation of solar panels
2025	24/00627 /FUL	Solar Panels	Maer & Whitmore	0.29	Not Started	Installation of a ground-mounted solar photovoltaic (PV) system with ground screw foundations in the garden area with a GRP installed to support the system and installation of fencing to prevent unauthorised access.
2025	22/00046 /NMA	Solar Panels	Maer & Whitmore	0.95	Under Construction	Application for a non-material amendment to planning permission 22/00046/REM relating to alterations to Plots 4, 5, 6 & 7: slight change to porch and replacement of 2nd storey glazed panel with cladded panel. Plot 3: removal of glazed roof light at front porch and remove rear rooflights to allow for additional solar panels. Site: narrow internal pavement on west side to 1500mm from the original 2000mm.

- 4.63. The data presented in Table 4.10 shows that the number of small-scale solar PV installations continues to come through at a steady pace. The monitoring period 2023-2025 has identified three minor renewable energy schemes, all solar-based applications. However, the AMR has identified no new large-scale renewable energy schemes. The delivery of new, standalone renewable energy schemes, outside of permitted development, during the 2023-2025 monitoring period has been very limited. Whilst small-scale solar PV installations are expected to continue at a steady pace (including through any changes in permitted development rights), no large-scale projects such as wind turbines or solar farms have to date come forward.
- 4.64. The primary reason for this limited activity reflects the outdated policy framework within the 2009 Core Strategy. Strategic policy on renewable energy lacks the specific targets and positive regulatory framework required by current national policy to proactively encourage and guide investment in renewable energy infrastructure. Its effectiveness is hampered by its age and reliance on superseded guidance, making it less effective in addressing the urgency of the climate emergency. In contrast, the emerging Local Plan includes a dedicated suite of new and up-to-date policies on Climate Change (Policy CRE1) and Renewable Energy (Policy CRE2), designed to provide a much clearer and more effective framework for delivering the Borough's environmental objectives.

### Sport and Leisure Facilities

*Table 4.11: Sports and Leisure Applications with Site Status*

Planning Ref	Description of proposal	Ward	Greenfield or Brownfield	Site Area (Ha)	Status
19/00042/FUL	Proposed extension to existing school sports centre to form new Sports Hall including the demolition of existing outbuildings and formation of new car park widened vehicular access point off highway.	Town	Brownfield	0.937772	Completed
21/00739/FUL	New side extension to the club house to create a pro shop and extension to bar area	Madeley & Betley	Brownfield	0.0555	Under Construction
21/00971/FUL	Proposed single storey extension to clubroom	Clayton	Brownfield	1.9492	Completed
21/00705/FUL	Remodelling of existing Sports Hall to provide new construction teaching workshop. Construction of new Sports Hall, two number classrooms and supporting accommodation.	Town	Brownfield	0.6735	Completed
22/00273/FUL	Proposed change of use of industrial premises (Use Class B2) to swimming pool (Use Class F2)	Cross Heath	Brownfield	0.1927	Under Construction

22/00684/FUL	Erection of new clubhouse and replacement of changing rooms	Madeley & Betley	Brownfield	1.287621	Completed
22/00724/FUL	Change of use of agricultural land to form dog exercise area including installation of fencing	Loggerheads	Greenfield	1.41	Not Started
23/00864/FUL	Change of use to land adjacent to 171 Mow Cop Road into a secure dog walking field alongside erection of new boundary fencing and relocation of public footpath.	Newchapel & Mow Cop	Mix	0.5541	Completed
23/00924/FUL	Change the use of existing building to a dance studio (Class E leisure)	Cross Heath	Brownfield	0.022659	Completed
23/00751/COU	Change of use from an agricultural grassland to a dog exercise pen.	Madeley & Betley	Greenfield	2.61	Completed
24/00240/COU	Change of use of existing field to secure dog walking area	Madeley & Betley	Greenfield	1.055	Completed
24/00478/DEEM3	Retrospective application for the erection of sports pavilion (re-submission of application 23/00142/DEEM3).	Cross Heath	Mix	0.318502	Completed
24/00710/FUL	Change of use from agricultural land to a dog exercise area with associated fencing and parking area	Audley	Greenfield	0.83	Completed

- 4.65. Table 4.11 sets out sports and leisure facility applications with their site status and indicates the net change in sport and leisure floorspace. Overall, 10 of the applications are now completed totalling 10.23 hectares of new and additional sport and leisure provision. This is largely contributed by applications for new secure dog exercise areas and improvements to existing facilities. This represents a net positive position in terms of provision during the monitoring period.
- 4.66. However, the monitoring position requires important clarification. The applications shown reflect primarily planning permissions and their delivery status, but do not comprehensively capture the full range of open space and recreation asset changes that Policy CSP5 commits to protecting and enhancing.
- 4.67. **Significant Monitoring Gap:** Whilst Policy CSP5 requires that the plan area's open space, sports and leisure assets are to be "enhanced, maintained and protected," comprehensive monitoring data on public open space provision has not been collated within the standard monitoring framework for this reporting period. This gap includes:
- Net changes in formal and informal public open space provision.
  - Additions to provision.
  - Losses of existing facilities.

- Improvements to existing spaces.
  - Play facility delivery and improvements.
  - Community facility changes.
- 4.68. This represents a significant gap in assessing policy compliance, particularly given that Strategic Aim 13 and Policy CSP5 explicitly commit to green space and recreation provision as essential to quality of life and sustainable development.
- 4.69. The Council recognises these data gaps as a priority for the emerging Local Plan's monitoring framework. It is recommended that robust open space and play space auditing systems be implemented moving forward to enable future AMRs to provide evidence-based assessment of this crucial policy area, with particular focus on tracking net changes in provision, losses, improvements to existing facilities, and alignment with community need assessments.

### **Conclusions: Renewable Energy and Sport & Leisure Facilities**

- 4.70. **Renewable Energy:** This performance indicates that the Core Strategy's overarching aim to promote renewable energy (Strategic Aim SA17 and Policy CSP3) is only being met at a very minor, domestic scale. The data clearly shows that these legacy policies are not proving effective in bringing forward the medium or large-scale projects necessary to make a significant contribution towards tackling climate change. The primary reason for this is that the policy framework within the 2009 Core Strategy is now considerably outdated. It lacks the specific targets and positive regulatory framework required by current national policy to proactively encourage and guide investment in renewable energy infrastructure. Its effectiveness is hampered by its age and reliance on superseded guidance, making it more challenging to address the urgency of the climate emergency. A strengthened and updated policy framework with clearer targets and more positive support mechanisms will support future delivery.
- 4.71. **Sport and Leisure Facilities:** The monitoring period shows a net positive position with 10.23 hectares of new and additional provision delivered. However, without comprehensive open space and play space data, the ability to assess overall compliance with Strategic Aim 13 and Policy CSP5 is limited. The current monitoring framework does not capture the breadth of open space and recreation asset changes that policy commits to protecting and enhancing. This monitoring gap means the Council cannot yet provide evidence-based assessment of whether it is successfully managing the full range of environmental and recreational assets that policy requires. Future monitoring improvements will be essential to track this comprehensively.

### **Recommendations: Renewable Energy and Sport & Leisure Facilities**

- 4.72. **Renewable Energy Policy Strengthening:** The current policy approach to renewable energy is insufficient to drive the scale of delivery necessary to meet climate commitments and national targets. A strengthened policy framework is needed in the emerging Local Plan, incorporating:
- Clearer strategic objectives for renewable energy delivery.
  - Positive policy support for new renewable energy infrastructure at multiple scales (domestic, commercial, community, utility-scale).
  - More realistic and proactive mechanisms for delivery.
  - Spatial planning frameworks identifying appropriate locations for different scales of renewable energy development.
  - Clear linkage between renewable energy targets and broader climate change objectives.
- 4.73. **Monitoring Framework Enhancement for Sport and Leisure:** The monitoring framework does not adequately track provision, losses, and improvements to open space and play facilities despite

Policy CSP5's explicit commitment to enhance, maintain, and protect these assets. The emerging Local Plan should establish comprehensive monitoring systems for:

- Net changes in public open space provision (formal and informal).
- Play facility delivery and improvements.
- Community facility changes and strategic sports facility provision.
- Alignment of provision with community need assessments.

- 4.74. Implementation of robust baseline data collection at the start of the new plan period will enable future AMRs to provide evidence-based assessment of whether the Council is meeting its policy commitments to environmental quality and recreational provision. This will include establishing a systematic audit of open space and play space assets, tracking changes annually, and assessing alignment with community requirements as identified through Local Needs Assessments or equivalent mechanisms.

## 5. Conclusion and Future Priorities

- 5.1. This Authority Monitoring Report (AMR) has provided a comprehensive profile of Newcastle-under-Lyme Borough for the monitoring period 2023-2025, identifying the effects of various planning policies on economic prosperity, housing delivery, and environmental quality to determine the extent to which policy objectives are being met. The findings help to inform and guide the future development of policies to ensure a continued quality planning service delivering for the Borough's residents, businesses, and visitors.

### Key Findings and Policy Assessment

- 5.2. **Economic Prosperity:** The Council has been highly successful in implementing its long-standing brownfield-first strategy for new employment development, with 77.7% to 80.4% of completed applications located on previously developed land across the monitoring period. The data indicates a strong market for industrial (B2), and logistics (B8) uses, which has contributed positively to the Borough's employment base. However, the analysis also highlights that the 2009 Core Strategy's ambitions for economic diversification through new office development have not been met, reflecting significant structural shifts in national working patterns and the demand for office/employment floorspace. The delivery of 5.35 Ha against a policy target of 5.6 Ha per annum demonstrates underperformance driven primarily by office and logistics use classes, whilst B2 industrial development has consistently exceeded its share of targets. This disparity between the outdated policy and current market trends underlines the critical need for the more flexible and realistic policy approach contained within the emerging Local Plan, which provides for greater flexibility on location, recognition of changing space types, and a focus on quality and viability.
- 5.3. **Housing Delivery:** The Council has achieved strong overall housing delivery, completing 827 dwellings during 2023-2025 and reaching a cumulative total of 5,873 dwellings since the beginning of the plan period, exceeding the original Core Strategy target of 5,700 by 173 dwellings with one year remaining in the plan period. This represents successful delivery across a 19-year planning cycle. The spatial distribution of housing delivery is broadly aligned with Core Strategy priorities, with concentrations in Loggerheads (17% of total), the Town Centre (18.7%), Thistleberry (10.8%), and Westlands (9.5%). Additionally, the proportion of housing delivered on brownfield land improved from 55.92% in 2023-24 to 62.93% in 2024-25, demonstrating increasing uptake of brownfield redevelopment.
- 5.4. Regarding affordable housing, the report highlights a volatile but ultimately effective policy performance. Policy CSP6 establishes a target of 25% affordable housing on qualifying

developments. In 2023-2024, zero affordable homes were delivered from 329 total net completions, but this improved to 17 units (5.92%) in 2024-2025. This swing reflects not policy weakness but project-specific completion phasing: affordable units from major committed schemes were "under construction" during 2023-24 and completed in 2024-25. With 405 affordable units remaining in the committed pipeline (approximately 15.96% of the total 2,538-dwelling commitment), the Council's approach to securing affordable housing through Policy CSP6 demonstrates clear capacity for strong delivery when major schemes complete, though consistency between years remains variable. When these schemes complete over coming monitoring periods, the Council should demonstrate strong cumulative affordable delivery.

- 5.5. **Environmental Quality:** The monitoring period shows that the delivery of new renewable energy schemes has been limited to three small-scale solar installations, with no large-scale renewable energy projects approved. This reflects the limitations of the adopted 2009 Core Strategy policy framework, which lacks the specific targets and positive regulatory framework required by current national policy to proactively encourage and guide investment in renewable energy infrastructure. However, sport and leisure facilities delivery has been positive, with 10.23 hectares of new and additional provision delivered, driven primarily by applications for dog exercise areas and improvements to existing facilities. The Council recognises significant monitoring gaps in environmental quality indicators (open space provision, play facility delivery, biodiversity), which have been identified as priorities for the emerging Local Plan's monitoring framework.

### Transition to the Emerging Local Plan and Implications for Future Monitoring

- 5.6. The findings of this AMR provide important evidence for the emerging Local Plan policy framework (2020-2040), which has progressed significantly through the examination process. The emerging plan was submitted to the Secretary of State for examination on 20 December 2024. Examination hearing sessions took place during Summer 2025, and the Council has since produced a comprehensive schedule of main modifications to the submitted plan. A consultation on these main modifications is currently underway, with adoption anticipated in the coming months.
- 5.7. The emerging plan contains substantially revised policies specifically designed to address the gaps and outdated assumptions evident in the 2009 Core Strategy. In particular:
- **Employment policies** provide a more flexible and realistic framework for sustainable economic growth, recognising current market conditions and changing space types.
  - **Housing policies** maintain focus on spatial distribution, brownfield-first principles, and affordable housing targets, providing continuity whilst addressing new local housing need.
  - **Climate change and renewable energy policies** (CRE1 and CRE2) provide a comprehensive and up-to-date framework for renewable energy delivery and climate mitigation, addressing the significant gap in legacy policies.
  - **Environmental quality policies** (including revised sport, leisure, and green space provisions) establish more robust monitoring frameworks for environmental quality.
- 5.8. The emerging Local Plan establishes a housing delivery target of 8,000 dwellings over the plan period 2020-2040 (400 dwellings per annum). The Council currently inherits 2,538 dwellings in committed pipeline as of March 2025, and with current annual completion rates of approximately 414 per annum (2023-25), the Council's delivery trajectory is already aligned with or exceeding the emerging plan's annual target, positioning the Council well to achieve compliance with the new plan's housing delivery requirements.
- 5.9. Given the advanced stage of the examination process, adoption of the emerging Local Plan is now anticipated within the next monitoring year. When adopted, the next Authority Monitoring Report will operate under the emerging Local Plan's revised monitoring framework, incorporating new

indicators and reflecting the transition to the new 20-year planning policy period for the Borough. This report therefore represents the final Authority Monitoring Report to be produced under the 2009 Core Strategy monitoring framework, marking the conclusion of a 16-year period of consistent policy delivery and monitoring under the legacy development plan.

### Monitoring Priorities for the Forthcoming Period

- 5.10. Building on the findings and recommendations of this AMR, the monitoring priorities for the forthcoming year will focus on three key areas: addressing identified performance challenges, improving the robustness of the evidence base, and preparing for implementation of the emerging Local Plan's monitoring framework.
- 5.11. Specifically, the Council will:
- **Maintain focus on key challenge areas:** Particular attention will be given to monitoring trends in: (a) economic diversification, specifically the delivery of office and research space under the emerging plan's revised policy framework; (b) renewable energy scheme delivery under the new policies CRE1 and CRE2, tracking numbers, types, and capacity of approved schemes; and (c) environmental quality indicators, particularly the establishment of robust monitoring systems for open space provision (formal and informal), play facility delivery and improvements, and community facility changes. These represent areas where legacy policies have shown weakest performance and where improved monitoring frameworks are critical to assess emerging Local Plan policy effectiveness.
  - **Enhance the evidence base:** The Council will seek opportunities to re-establish methodologies for collecting key datasets that have been unavailable in recent monitoring periods. A particular priority will be exploring cost-effective ways to monitor town centre vacancy rates to better inform policies for town centre vitality and economic diversification. Additionally, the Council will implement comprehensive baseline data collection systems for environmental quality monitoring, establishing clear methodologies for tracking net changes in open space provision, play facility delivery, and community facility changes from the moment of the emerging Local Plan's adoption.
  - **Prepare for emerging Local Plan transition:** The primary focus of the monitoring team's work will be to ensure that robust systems are in place to collect and analyse data for the new indicators set out in the emerging Local Plan's Monitoring Framework. This requires:
    - Finalising the emerging plan's monitoring framework during the final stages of examination and formal adoption.
    - Developing clear data collection protocols aligned with new policy indicators.
    - Establishing baseline datasets as at the plan's adoption date.
    - Creating systems to track performance against new policy targets from adoption onward.
- 5.12. This forward-looking approach will ensure that from the moment of adoption, the performance of the new plan can be effectively and consistently measured, providing the evidence base for responsive plan management and future plan reviews.

*Table 5.1: Summary of recommended actions*

Section	Recommended Action(s)
Economic Prosperity	Continue implementation of revised employment policies in the emerging Local Plan, specifically designed to reflect current market conditions and provide a more realistic framework for sustainable economic growth, with flexibility on location,



	recognition of changing space types, and focus on quality and viability.
Housing Delivery	Continue to monitor spatial distribution of housing applications to ensure focus on sustainable locations and brownfield-first implementation. Maintain S106 negotiation to secure affordable housing provision at policy-compliant levels. Implement proactive pipeline management to ensure consistent affordable housing delivery as committed schemes complete.
Renewable Energy	Implement new Climate Change (CRE1) and Renewable Energy (CRE2) policies from the emerging Local Plan, establishing robust monitoring systems to track the number, type, and capacity of approved schemes. These policies provide the clear targets and positive regulatory framework necessary to encourage investment in renewable energy infrastructure.
Environmental Quality	Establish comprehensive monitoring systems for open space provision (net changes, additions, losses, improvements), play facility delivery and improvements, and community facility changes. Implementation of robust baseline data collection at emerging Local Plan adoption will enable future AMRs to provide evidence-based assessment of policy compliance with environmental quality objectives.

## 6. Appendices

Appendix A: Net Housing Completions by ward for 2023-2024

Appendix B: Net Housing Completions by ward for 2024-2025

Appendix A: Net Housing Completions by ward for 2023-2024

Planning ref	Ward	Total number of dwellings completed on site (Between 01/04/2023 - 31/03/2024)	Brownfield	Greenfield
15/00088/FUL	Audley	2	Brownfield	
22/00518/FUL	Audley	1	Brownfield	
15/00640/FUL	Audley	1	Brownfield	
Totals;		4	4	
21/00470/REM	Bradwell	2		Greenfield
Totals;		2		2
23/00398/FUL	Cross Heath	-1	Brownfield	
21/00981/FUL	Cross Heath	1	Brownfield	
17/00281/FUL	Cross Heath	18	Brownfield	

Totals;		18	18	
21/00013/FUL	Holditch & Chesterton	3	Brownfield	
19/00176/FUL	Holditch & Chesterton	2	Brownfield	
Totals;		5	5	
22/00099/FUL	Keele	1		Greenfield
22/00094/FUL	Keele	3		Mix
Totals;		4		4
23/00553/FUL	Kidsgrove & Ravenscliffe	1	Brownfield	
18/00059/REM	Kidsgrove & Ravenscliffe	8		Greenfield
Totals;		9	1	8
18/00932/FUL	Knutton	-11	Brownfield	
18/00932/FUL	Knutton	30	Brownfield	
21/00285/REM	Knutton	3	Brownfield	
Totals;		22	22	
04/01283/EXTN	Loggerheads	1	Brownfield	
23/00176/FUL	Loggerheads	2	Brownfield	
21/00316/REM	Loggerheads	1		Greenfield
20/00201/REM	Loggerheads	11		Mix
21/00365/REM	Loggerheads	28		Mix
20/00158/REM	Loggerheads	14		Greenfield
19/00180/REM	Loggerheads	1	Brownfield	
22/00917/FUL	Loggerheads	1	Brownfield	
Totals;		59	5	56
18/00828/FUL	Madeley & Betley	1	Brownfield	
19/00036/FUL	Madeley & Betley	21		Greenfield
Totals;		22	1	21
23/00857/FUL	Maer & Whitmore	-1	Brownfield	
20/00043/REM	Maer & Whitmore	1		Greenfield
Totals;		0	-1	1
20/00225/FUL	May Bank	4	Brownfield	
22/00144/FUL	May Bank	-4	Brownfield	
22/00144/FUL	May Bank	3	Brownfield	
Totals;		3	7	
21/00045/FUL	Newchapel & Mow Cop	1	Brownfield	
19/00906/FUL	Newchapel & Mow Cop	2	Brownfield	
22/00917/FUL	Newchapel & Mow Cop	1		Greenfield
Totals;		4	3	1
20/01103/FUL	Silverdale	3	Brownfield	
18/00714/FUL	Silverdale	19	Brownfield	
Totals;		22	22	
20/00501/FUL	Talke & Butt Lane	44	Brownfield	
Totals;		44	44	
19/00623/REM	Thistleberry	52		Greenfield
Totals;		52		52
23/00216/FUL	Town	-2	Brownfield	
24/00022/COU	Town	7	Brownfield	
21/00903/FUL	Town	36	Brownfield	

Totals;		41	41	
23/00512/FUL	Westbury Park & Northwood	9	Brownfield	
Totals;		9	9	
24/00045/FUL	Westlands	1	Brownfield	
Totals;		1	1	
22/00914/FUL	Wolstanton	2	Brownfield	
Totals;		2	2	

Appendix B: Net Housing Completions by ward for 2024-2025

Planning ref	Ward	Total number of dwellings completed on site (Between (01/04/2024 - 31/03/2025))	Brownfield	Greenfield
18/00147/FUL	Audley	3	Brownfield	
19/00293/REM	Audley	1	Brownfield	
20/00002/FUL	Audley	1	Brownfield	
20/00220/FUL	Audley	1	Brownfield	
21/00844/REM	Audley	2	Brownfield	
22/00375/FUL	Audley	2	Brownfield	
24/00869/FUL	Audley	1	Brownfield	
Totals;		11	11	
21/00470/REM	Bradwell	41		Greenfield
Totals:		41		41
20/00526/FUL	Crackley & Red Street	2	Brownfield	
20/00526/FUL	Crackley & Red Street	-4	Brownfield	
24/00003/FUL	Crackley & Red Street	1	Brownfield	
Totals:		-1	-1	
23/00398/FUL	Cross Heath	-1	Brownfield	
17/00281/FUL	Cross Heath	20	Brownfield	
Totals;		19	19	
24/00394/COU	Holditch & Chesterton	1	Brownfield	
24/00394/COU	Holditch & Chesterton	-1	Brownfield	
23/00653/FUL	Holditch & Chesterton	2	Brownfield	
Totals;		2	2	
18/00262/REM	Keele	12		Mix
23/00414/COU	Keele	-2	Brownfield	
Totals;		10	-2	12
20/00836/FUL	Kidsgrove & Ravenscliffe	1	Brownfield	
20/00836/FUL	Kidsgrove & Ravenscliffe	-1	Brownfield	
22/00427/FUL	Kidsgrove & Ravenscliffe	6	Brownfield	
24/00242/FUL	Kidsgrove & Ravenscliffe	-1	Brownfield	
24/00242/FUL	Kidsgrove & Ravenscliffe	2	Brownfield	
Totals;		7	7	
24/00521/FUL	Knutton	1	Brownfield	
24/00464/FUL	Knutton	1	Brownfield	
Totals;		2	2	
20/00158/REM	Loggerheads	1		Greenfield
17/01001/FUL	Loggerheads	22		Greenfield
19/00323/FUL	Loggerheads	1	Brownfield	
20/00079/REM	Loggerheads	1		Greenfield
20/01110/FUL	Loggerheads	1	Brownfield	
21/00781/REM	Loggerheads	1	Brownfield	
21/01028/FUL	Loggerheads	1	Brownfield	
21/00365/REM	Loggerheads	18		Mix

22/00511/FUL	Loggerheads	3	Brownfield	
22/00935/REM	Loggerheads	1		Greenfield
22/01021/FUL	Loggerheads	2	Brownfield	
23/00083/REM	Loggerheads	3		Mix
20/00201/REM	Loggerheads	25		Mix
24/00818/FUL	Loggerheads	-1	Brownfield	
Totals;		79	8	71
17/00374/FUL	Madeley & Betley	1	Brownfield	
19/00036/FUL	Madeley & Betley	5		Greenfield
21/00102/FUL	Madeley & Betley	3	Brownfield	
21/00499/FUL	Madeley & Betley	1		Greenfield
17/00968/FUL	Madeley & Betley	9	Brownfield	
Totals;		19	13	6
16/00086/REM	Maer & Whitmore	2	Brownfield	
21/00069/REM	Maer & Whitmore	2	Brownfield	
24/00528/FUL	Maer & Whitmore	-1	Brownfield	
22/00242/FUL	Maer & Whitmore	1	Brownfield	
Totals:		4	4	
19/00708/DEEM4	May Bank	4	Brownfield	
22/01001/COU	May Bank	-7	Brownfield	
22/01001/COU	May Bank	3	Brownfield	
Totals;		0		
16/00099/FUL	Newchapel & Mow Cop	1	Brownfield	
20/00112/FUL	Newchapel & Mow Cop	-1	Brownfield	
20/00112/FUL	Newchapel & Mow Cop	2	Brownfield	
21/00256/FUL	Newchapel & Mow Cop	1		Greenfield
22/00726/FUL	Newchapel & Mow Cop	1	Brownfield	
22/00825/REM	Newchapel & Mow Cop	1	Brownfield	
Totals;		5	4	1
22/01078/FUL	Silverdale	1		
Totals;		1	1	
20/00501/FUL	Talke & Butt Lane	11	Brownfield	
21/00829/FUL	Talke & Butt Lane	-1	Brownfield	
21/00829/FUL	Talke & Butt Lane	7	Brownfield	
23/00525/FUL	Talke & Butt Lane	-1	Brownfield	
23/00525/FUL	Talke & Butt Lane	2	Brownfield	
Totals;		18	18	
19/00623/REM	Thistleberry	37		Greenfield
Totals;		37		37
16/01106/FUL	Town	103	Brownfield	
22/00228/FUL	Town	3	Brownfield	
22/01069/COU	Town	2	Brownfield	
23/00216/FUL	Town	2	Brownfield	
24/00326/COU	Town	-1	Brownfield	
Totals;		109	109	
23/00512/FUL	Westbury Park & Northwood	10	Brownfield	
Totals;		10	10	

18/00693/FUL	Westlands	75	Brownfield	
21/01033/FUL	Westlands	1	Brownfield	
22/00476/REM	Westlands	1		Greenfield
24/00045/FUL	Westlands	1	Brownfield	
Totals;		78	77	1
18/00467/FUL	Wolstanton	4	Brownfield	
23/00655/FUL	Wolstanton	1	Brownfield	
Totals;		5	5	